

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22122

Property Information

property address: 300 E 20TH ST
legal description: CITY OF BRYAN, BLOCK 32, LOT 2-3 (PTS OF), & 10' ALLEY
owner name/address: GOEHL, RUSSELL F & WANNETA J
5121 COLE LN
COLLEGE STATION, TX 77845-7616
full business name: part of Bryan Outboard, Inc.
land use category: _____ type of business: boat repair
current zoning: C2 occupancy status: OCC
lot area (square feet): 6250 frontage along Texas Avenue (feet): _____
lot depth (feet): 125 sq. footage of building: 600
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards
So 1st St.

Improvements

of buildings: 1 building height (feet): _____ # of stories: _____
type of buildings (specify): _____

building/site condition: _____

N/A

buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify) _____

approximate construction date: 1928 accessible to the public: ☐ yes ☒ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no N/A

other improvements: ☒ yes ☐ no (specify) carport, wire fence
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use

of signs: _____ type/material of sign: _____

overall condition (specify): _____

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☐ yes ☐ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces: _____

lot type: ☐ asphalt ☐ concrete ☐ other _____

space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: _____

end islands or bay dividers: ☐ yes ☐ no landscaped islands: ☐ yes ☐ no

Curb Cuts on Texas Avenue *N/A*

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no
comments: _____

Outside Storage

☒ yes ☐ no (specify) *boats, lots of rusted parts under carport*
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?
☐ yes ☒ no (circle one) residential use residential zoning district
is the property developable when required buffers are observed? *N/A* ☐ yes ☐ no
if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☐ no

Other Comments:

concrete slab in fair condition